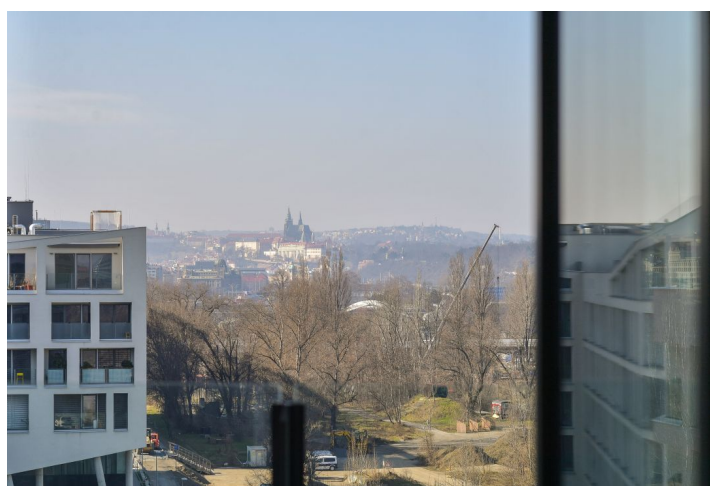
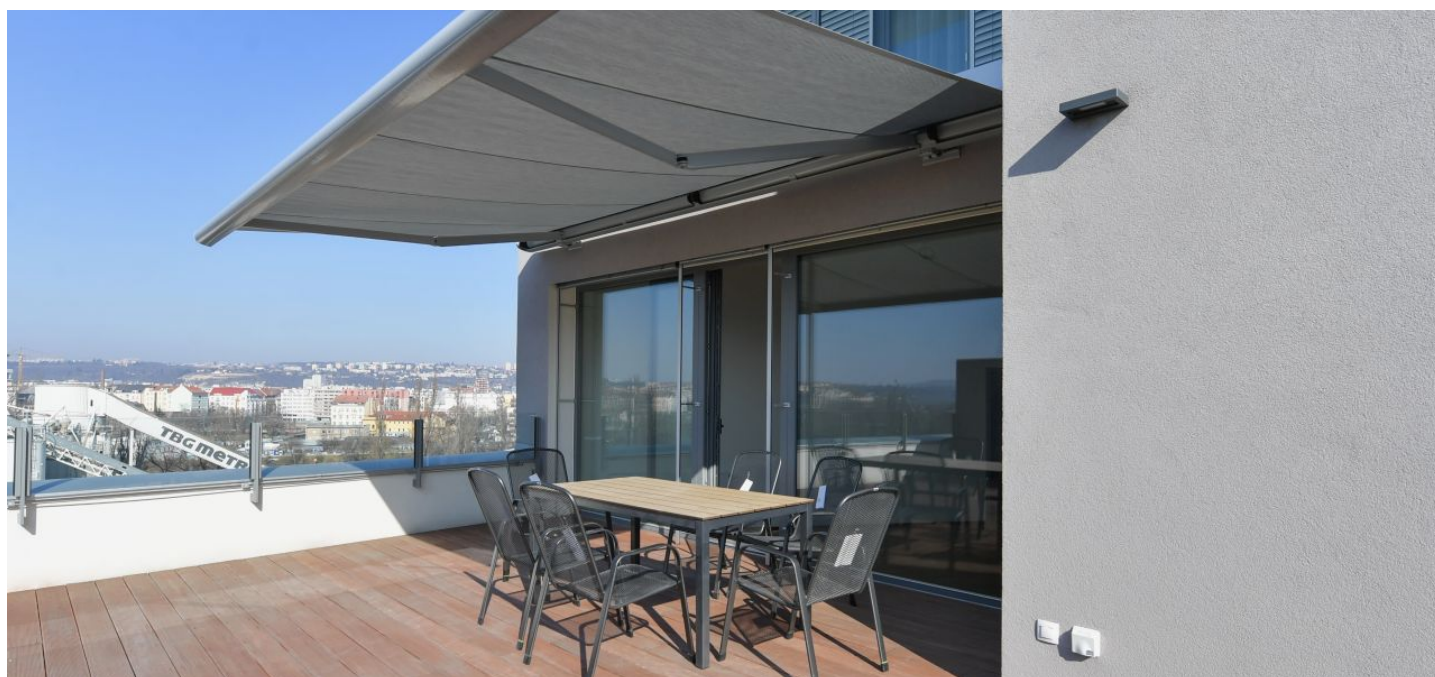




## Apartment Three-bedroom (4+kk)

Rented

109.3 m², Prague 8, Karlín, Breitfeldova



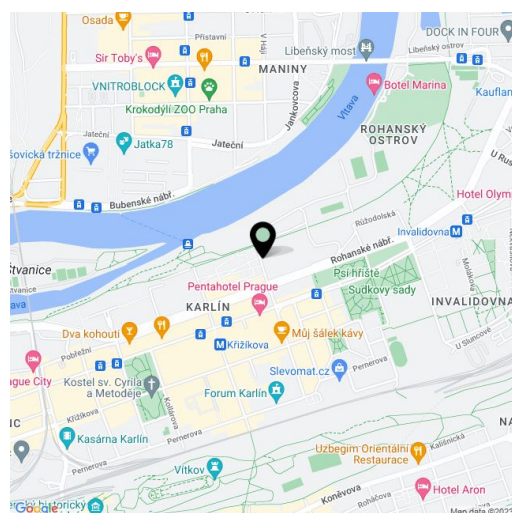


## Apartment Three-bedroom (4+kk)

**Rented**

109.3 m², Prague 8, Karlín, Breitfeldova

Total area	171 m²
Floor area*	109 m²
Terrace	57 m²
Loggia	5 m²
Parking	Two garage parking spaces.
Garage	Yes
Cellar	Yes
Service price	Monthly deposit for service charges, water, heating, and garage maintenance: CZK 7,500. Electricity is billed separately.
PENB	B
Reference number	101211
Available from	Immediately



This brand new unfurnished apartment with 2 bathrooms, an enclosed balcony, and a large terrace (57 sq. m.) offering views of the Prague Castle, the city, and the Vltava river is on the 7th floor of the recently constructed energy-efficient Port Karolina residential project. Amenities include a reception, underground parking, and a shared terrace on the same floor. Located on the Vltava riverbank on Rohanský Island, in a sought-after dynamic neighborhood on the border of Prague 1 and Prague 8, with full amenities within easy reach and quick access to the city center by tram and from the Křižíkova metro station, which is just a few blocks away. A bike and jogging path is steps from the building, and a fitness/relaxation center and a golf course are nearby.

The interior features a living room with a spacious fully fitted open plan kitchen and huge private **terrace** with an awning, a master bedroom with an **enclosed balcony**, an en-suite bathroom (walk-in shower, toilet) and a **walk-in closet** with a laundry area, and two more bedrooms. There is a family bathroom with a bathtub, a separate toilet, and an entrance hall with built-in wardrobes.

Wi-Fi controlled **air-conditioning**, **hardwood parquet floors**, tiles, French windows, central heating, dimmer light switches and color changing light fixtures, dishwasher, induction cooktop, microwave oven, Wi-Fi video intercom, garden furniture, 3.8 m² **cellar** on the same floor, pram storage and bike wash station in the building. **Two garage parking spaces** are included.

\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.